076.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,900 / 951,900
					USE VALUE:	951,900 / 951,900
					ASSESSED:	951,900 / 951,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BETTER MARCUS D
Owner 2:	FEIERBERG ISABELLA
Owner 3:	
Street 1:	36 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEATH JAMIE -
Owner 2:	NOONAN MARY ELIZABETH -
Street 1:	36 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,863 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2800 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7863.000	489,000	3,800	459,100	951,900
Total Card	0.181	489,000	3,800	459,100	951,900
Total Parcel	0.181	489,000	3,800	459,100	951,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.96 | /Parcel: 339.9

Legal Description

User Acct 47951

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 076.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	489,000	3800	7,863.	459,100	951,900	951,900	Year End Roll	12/18/2019
2019	101	FV	368,200	3800	7,863.	426,300	798,300	798,300	Year End Roll	1/3/2019
2018	101	FV	365,500	3800	7,863.	426,300	795,600	795,600	Year End Roll	12/20/2017
2017	101	FV	365,500	3800	7,863.	373,900	743,200	743,200	Year End Roll	1/3/2017
2016	101	FV	365,500	3800	7,863.	341,100	710,400	710,400	Year End	1/4/2016
2015	101	FV	356,500	3800	7,863.	301,700	662,000	662,000	Year End Roll	12/11/2014
2014	101	FV	356,500	3800	7,863.	285,300	645,600	645,600	Year End Roll	12/16/2013
2013	101	FV	356,500	3800	7,863.	271,500	631,800	631,800		12/13/2012

!6320!

PRINT

Date	Time
12/10/20	21:06:43

LAST REV

Date	Time
12/03/19	13:57:01

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6320

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEATH JAMIE,	70134-308		10/26/2017		825,000	No	No		
WATERS WILLIAM	54809-366		6/11/2010		600,000	No	No		
WARD BRUCE D &	40047-598		7/21/2003		632,000	No	No		
BROWN GRACE D	23138-154		4/30/1993		163,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	952	Redo Kit	36,500	C				kitch cabs
8/21/2018	1191	Solar Pa	23,300	C				
7/13/2018	967	Re-Roof	7,337	C				
6/20/2016	830	Heat App	9,700					install cooling sy
6/10/1998	458	Addition	40,000					ADD SECOND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Meas/Inspect	BS	Barbara S
1/30/2018	SQ Returned	MM	Mary M
3/27/2009	Meas/Inspect	163	PATRIOT
12/28/2003	MLS	HC	Helen Chinal
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47951
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7863		Sq. Ft.	Site		0	70.	0.83	12									459,125						459,100	

Total AC/HA: 0.18051 | Total SF/SM: 7863 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 459,125 | Spl Credit | Total: 459,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11874998
Const Adj.:	0.99989998
Adj $ / SQ:	139.830
Other Features:	102182
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600750
Depreciation:	111740
Depreciated Total:	489011

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

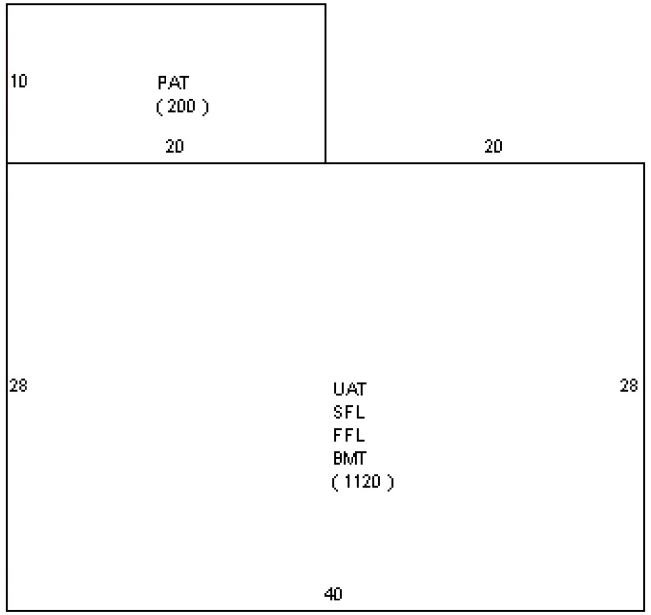
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.19
Special Features:	0	Val/Su Net:	127.34
Final Total:	489000	Val/Su SzAd	218.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	57.680	64,601
FFL	First Floor	1,120	139.830	156,609
SFL	Second Floor	1,120	139.830	156,609
UAT	Upper Attic	280	55.930	15,661
PAT	Patio	200	4.120	825

Net Sketched Area:	3,840			Total:	394,305
Size Ad	2240	Gross Are	4680	FinArea	2800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X14	A	AV	1949	24.92	T	40	101			3,800			3,800
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800